

**POLICE AND CRIME COMMISSIONER FOR
WEST MERCIA**



RECORD OF DECISION

TITLE: Lease of 30 West Road Telford

Ref: PCC/D/2019/09

EXECUTIVE SUMMARY

The existing Joint Agency Interview Facility (JAIF) and Sexual Assault Referral Centre (SARC) is situated within the grounds of 30 West Road and held on a 99 year lease from 2003.

Part of the ground floor of the Main Building known as 30 West Road is occupied by West Mercia Police. This on a short term lease and supports the JAIF unit to the rear. The remainder of the offices in this building were used up until recently by the owners, Telford & Wrekin Borough Council. These offices have now been vacated and the whole building has been offered to West Mercia. Taking a long lease will secure the existing services within the building and allow future expansion and refurbishment.

The acquisition will also facilitate the re-location of other associated West Mercia services from elsewhere in the North of the West Mercia area.

PROPOSAL

To purchase an 84 year leasehold interest to expire on 4th September 2102 from Telford & Wrekin Borough Council.

**APPROVAL OF
West Mercia Police and Crime Commissioner**

I hereby approve the above proposal.

Signed

PART 1 – NON-CONFIDENTIAL REPORT OR EXEMPTION FACTS AND ADVICE

BACKGROUND

The ground floor offices at 30 West Road have been occupied under a statutory Tenancy from the landlord, Telford & Wrekin Borough Council since 2004. The original lease was for a term of 9 years from 26th November 2004 with a peppercorn annual rental. Upon expiry of the lease, West Mercia Police have continued to occupy the premises on a continuation tenancy which could be terminated at short notice.

The Council wished to sell the building with vacant possession, which led to the Council serving West Mercia Police with Notice to Quit on 27th April 2016. The opportunity to acquire the property to protect the SARC, enhance the supporting facilities and the JAIF in the North of the West Mercia Policing Unit has arisen.

The lease proposed will synchronise with the current JAIF facility and both will be at a peppercorn rent of £1 per annum to expire in September 2102. Telford & Wrekin Borough Council will retain the Freehold interest and stay as the landlord.

Acquiring a coterminous long lease of the remaining parts of 30 West Road will allow major refurbishment in future, expansion of the existing facility and co-location of other linked services from elsewhere in the North of the West Mercia area.

FINANCIAL COMMENTS

The acquisition price of £100,000 plus VAT for an 84 year leasehold interest at a peppercorn to expire on the 4th September, 2102 represents good value for money for both public authorities.

The acquisition will be funded from within the approved capital budget for Estates Rationalisation and SNO Relocation. Acquisition VAT, Stamp Duty, Land Registry and other fees will also be payable.

LEGAL CONSIDERATIONS

By virtue of schedule 11, paragraph 14 of the Police Reform and Social Responsibility Act 2011 the Police and Crime Commissioners may do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of commissioner. That includes: entering into contracts and other agreements (whether legally binding or not) and acquiring and disposing of property (including land).

PUBLIC ACCESS TO INFORMATION

Information in this form is subject to the Freedom of Information Act 2000 (FOI Act) and other legislation. Part 1 of this form will be made available on the West Mercia Commissioner's website. Any facts and advice that should not be made automatically available on request are not included in Part 1 but instead in a separate Part 2 report.

OFFICER APPROVAL

Chief Executive Officer

I have been consulted about the proposal and confirm that financial and legal advice have been taken into account in the preparation of this report. I am satisfied that this is an appropriate request to be submitted to the West Mercia Commissioner.

Signature *Andy Chapman* Date 26th March 2019

